055.0	0001	0013.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	566,200 /	566,200
					USE VALUE:	566,200 /	566,200
					ASSESSED:	566,200 /	566,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN A
Owner 2:	
Owner 3:	
Street 1:	98 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COSTA STEPHRN J/TRUSTEE -
Owner 2:	GERTRUDE C COSTA REVOCABLE TR -
Street 1:	25 DUDLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Aluminum Exterior and 1006 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5920.000	147,900		418,300	566,200
Total Card	0.136	147,900		418,300	566,200
Total Parcel	0.136	147,900		418,300	566,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 562.82 /Parcel: 562.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 36678
GIS Ref:
GIS Ref:
Insp Date: 10/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0001-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	147,900	0	5,920.	418,300	566,200		Year end	12/23/2021
2021	101	FV	137,000	0	5,920.	418,300	555,300		Year End Roll	12/10/2020
2020	101	FV	137,100	0	5,920.	418,300	555,400	555,400	Year End Roll	12/18/2019
2019	101	FV	140,700	0	5,920.	418,300	559,000	559,000	Year End Roll	1/3/2019
2018	101	FV	140,700	0	5,920.	280,900	421,600	421,600	Year End Roll	12/20/2017
2017	101	FV	140,700	0	5,920.	268,900	409,600	409,600	Year End Roll	1/3/2017
2016	101	FV	140,700	0	5,920.	245,000	385,700	385,700	Year End	1/4/2016
2015	101	FV	123,400	0	5,920.	197,200	320,600	320,600	Year End Roll	12/11/2014

!4431!

PRINT

Date	Time
12/30/21	00:33:33

LAST REV

Date	Time
04/14/20	15:59:48
mmcmakin	
4431	

USER DEFINED

Prior Id # 1:	36678
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA STEPHEN J	74284-29	1	3/13/2020		600,000	No	No		Gertrude C Costa dod 4/13/2016
COSTA GERTRUDE	66103-508		9/21/2015	Convenience	99	No	No		N
LYNCH MAURICE B	7175-239		8/20/1947	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	PH	Patrick H
5/12/2009	Measured	197	PATRIOT
11/6/2000	Hearing N/C		
1/6/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT
10/15/1999	Meas/Inspect	267	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5920		Sq. Ft.	Site		0	70.	1.01	11									418,320						418,300	

Total AC/HA: 0.13590 | Total SF/SM: 5920 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 418,320 | Spl Credit | Total: 418,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.94138414
Adj $ / SQ:	127.087
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	225596
Depreciation:	77718
Depreciated Total:	147878

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

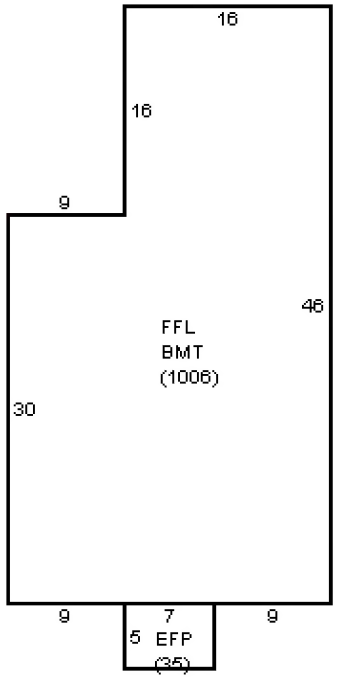
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val			
Juris. Factor:		Before Depr:	127.09
Special Features:	0	Val/Su Net:	72.25
Final Total:	147900	Val/Su SzAd	147.02

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,006	38.130	38,355
FFL	First Floor	1,006	127.090	127,849
EFP	Enclos Porch	35	68.340	2,392
	Net Sketched Area:	2,047	Total:	168,596
Size Ad	1006	Gross Area	2047	FinArea 1006

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

055.0-0001-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc